

ADMINISTRATIVE MATERIALS “L”

MODEL BUFFER MANAGEMENT PLAN FOR THE PROTECTION OF SURFACE WATER QUALITY

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Model Buffer Management Plan for the Protection of Surface Water Quality

located on Lot(s) _____ in _____ Subdivision
Section ____ Township ____ North, Range ____ West

WHEREAS, state law requires that Lake County make findings that the subdivision will not have an unduly negative impact on natural resources or wildlife habitat;

WHEREAS, the Lake County Growth Policy states under Natural Resources, Goal #1 that the County Policy aims to “*Protect surface and groundwater resources before, during and after development*”;

WHEREAS, the Lake County Preliminary Approval of the _____ Subdivision requires the _____ area on the property to be delineated and a _____ foot buffer zone around the area be delineated on _____ Subdivision Plat;

WHEREAS, this management plan is intended to restrict use and development in the area delineated as _____ area or the _____ foot buffer zone as delineated on the _____ (Name of Subdivision) Plat.

THEREFORE, the property owners at the time of the division have developed the following management plan designed to address the spirit and intent of the subdivision approval, Lake County policy and state law:

Introduction

Wetlands and riparian areas are some of the most productive and valuable of natural areas, providing a wide variety of environmental and human benefits. The benefits of these resources that this plan intends to protect include:

- o Improving water quality by filtering sediments and toxins out of water
- o Providing and enhancing fish and wildlife habitat
- o Recharging wells and ground water supplies
- o Providing flood control
- o Enriching open space
- o Increasing real property values and marketability because of aesthetic attributes
- o Improving recreational opportunities

Many of the impacts to wetlands and riparian areas can be avoided by wise land use planning decisions. This buffer management plan is intended to help future landowners manage and protect the wetlands on their property. A _____-foot buffer area is placed around the wetlands to protect the wetlands from degradation. This plan identifies how the wetlands and natural vegetation will be maintained in the buffer area.

General Requirements

The landowner, all heirs and assigns, shall manage the buffer to enhance and maximize the unique value of the resource. Management includes specific limitations on alteration of the natural conditions of the land and vegetation.

Maintenance Practices:

1. All existing native vegetation, rocks, soils, and topography shall be preserved in order to protect water quality and wildlife habitat as well as the benefits of these resources described within this plan.
2. Existing vegetation may only be thinned and removed within this area to clear noxious weeds and dead, dying or dangerous vegetation from the property. Chemical Fertilizers are prohibited in the area unless they are approved by the federal government as safe for use in riparian areas.
3. The area shall be maintained to remove trash and debris which could cause flooding.
4. New vegetation may be added to the buffer area so long as the vegetation is native to the area and is not a noxious weed or invasive species. Contact your local conservation district or planning office for information about types of vegetation native to the area.
5. The following activities are **prohibited** in the buffer area:
 1. Fill material and impervious surfaces (gravel, dirt, concrete, wood or other materials);
 2. Soil disturbance by grading, stripping, or other practices;
 3. Vegetation removal other than provided for elsewhere in this plan
 4. Chemical Fertilizers other than provided for elsewhere in this plan
 5. Drainage by ditching, underdrains or other systems;
 6. Storage or operation of motorized vehicles, except for maintenance and emergency use approved by the County or when operated on a legally established roadway;
 7. Structures or buildings;
 8. Storage and use of hazardous substances or automobile salvage
6. Maintenance Activities and land uses that are not addressed in this document that would alter the wetland area or buffer require the land owner contact the following entities for review and approval prior to commencement of the activity:
 1. The Board of Lake County Commissioners for review and approval for compliance with the subdivision approval;
 2. The Tribal Wetlands Conservation Program for review and approval for compliance with Tribal regulations;
 3. The Lake County Natural Resource Conservation Service for review and approval for compliance with County regulations;
 4. The Tribal Shoreline Preservation Office or other Tribal department that manages aquatic lands on the Flathead Indian Reservation for review and approval for compliance with Tribal regulations;
 5. The US Army Corp of Engineers for review and approval for compliance with Federal and State regulations.

